HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saguenay CMA

Date Released: Third Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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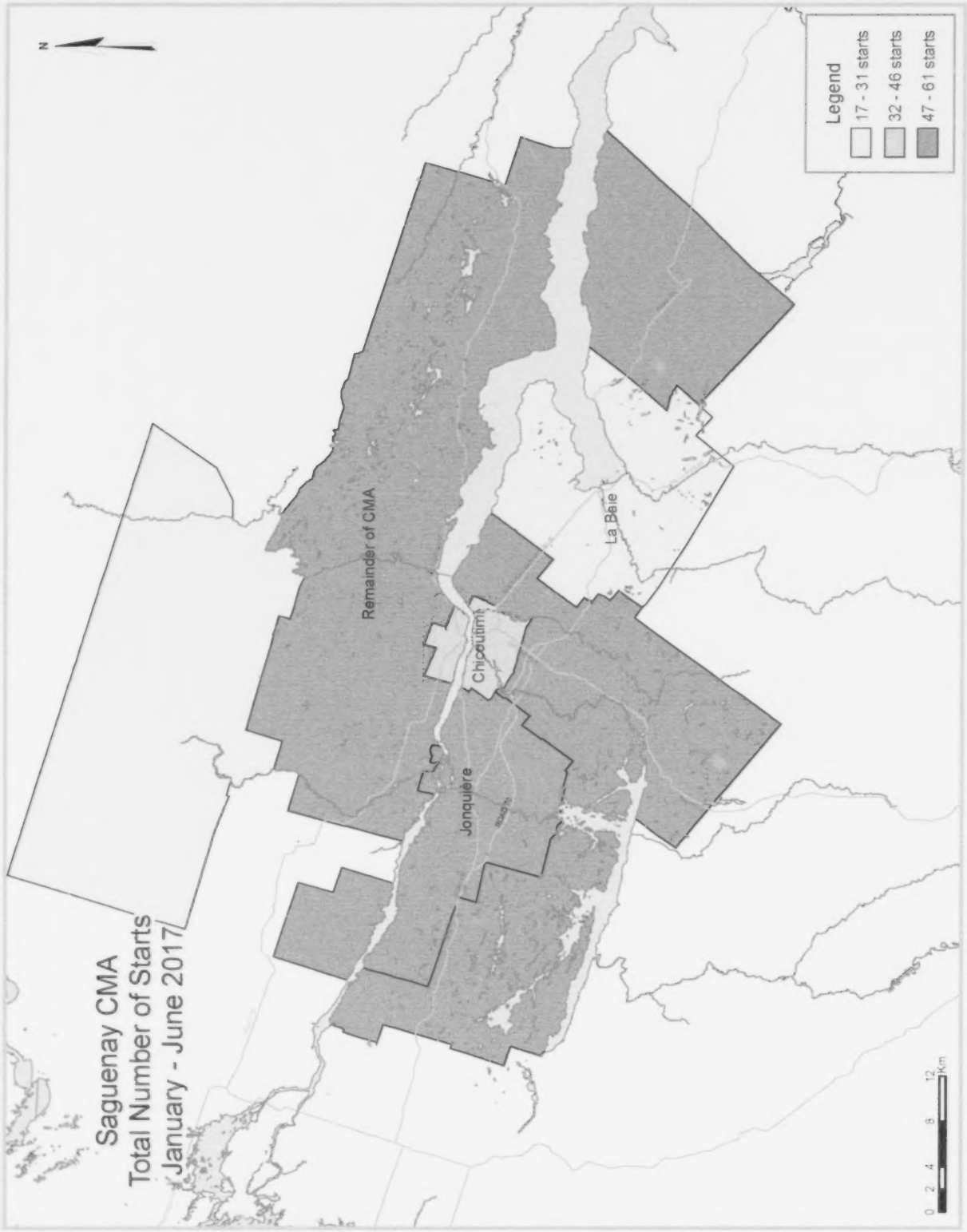
Saguenay CMA
Total Number of Starts
January - June 2017
N
Legend
17 - 31 starts
32 - 46 starts
47 - 61 starts
Remainder of CMA
La Baie
Chicoutimi
Jonquière
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2017								
Saguenay CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	205	190	214	183	119	242	237	176
Multiples	300	222	240	348	96	190	196	182
Total	505	412	454	531	215	432	432	358
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	167	159	66	60	-9.1%	75	71	-5.3%
Multiples	136	228	53	57	7.5%	80	91	13.8%
Total	303	387	119	117	-1.7%	155	162	4.5%

Source: CMHC

1 Census Metropolitan Area

2 The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saguenay CMA
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	60	14	6	0	0	0	0	37	117
Q2 2016	66	36	4	0	0	0	0	13	119
% Change	-9.1	-61.1	50.0	n/a	n/a	n/a	n/a	184.6	-1.7
Year-to-date 2017	71	28	8	0	0	0	0	55	162
Year-to-date 2016	75	40	6	0	0	0	0	34	155
% Change	-5.3	-30.0	33.3	n/a	n/a	n/a	n/a	61.8	4.5
UNDER CONSTRUCTION									
Q2 2017	76	32	8	0	0	0	16	75	207
Q2 2016	78	36	6	0	0	0	0	44	164
% Change	-2.6	-11.1	33.3	n/a	n/a	n/a	n/a	70.5	26.2
COMPLETIONS									
Q2 2017	26	8	4	0	0	4	0	34	76
Q2 2016	24	16	6	0	0	4	0	111	161
% Change	8.3	-50.0	-33.3	n/a	n/a	0.0	n/a	-69.4	-52.8
Year-to-date 2017	67	16	6	0	0	4	0	49	142
Year-to-date 2016	55	18	12	0	0	4	0	126	215
% Change	21.8	-11.1	-50.0	n/a	n/a	0.0	n/a	-61.1	-34.0
COMPLETED & NOT ABSORBED									
Q2 2017	3	27	2	0	6	13	n/a	n/a	51
Q2 2016	6	36	4	0	4	39	n/a	n/a	89
% Change	-50.0	-25.0	-50.0	n/a	50.0	-66.7	n/a	n/a	-42.7
ABSORBED									
Q2 2017	28	12	2	0	0	4	n/a	n/a	46
Q2 2016	44	22	6	0	0	3	n/a	n/a	75
% Change	-36.4	-45.5	-66.7	n/a	n/a	33.3	n/a	n/a	-38.7
Year-to-date 2017	70	30	4	0	0	12	n/a	n/a	116
Year-to-date 2016	69	28	13	0	0	3	n/a	n/a	113
% Change	1.4	7.1	-69.2	n/a	n/a	**	n/a	n/a	2.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Chicoutimi									
Q2 2017	12	4	0	0	0	0	0	15	31
Q2 2016	8	10	2	0	0	0	0	10	30
Jonquière									
Q2 2017	10	6	4	0	0	0	0	18	38
Q2 2016	16	16	0	0	0	0	0	3	35
La Baie									
Q2 2017	8	0	0	0	0	0	0	0	8
Q2 2016	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
Q2 2017	30	4	2	0	0	0	0	4	40
Q2 2016	36	10	2	0	0	0	0	0	48
Saguenay CMA									
Q2 2017	60	14	6	0	0	0	0	37	117
Q2 2016	66	36	4	0	0	0	0	13	119
UNDER CONSTRUCTION									
Chicoutimi									
Q2 2017	13	10	0	0	0	0	0	43	66
Q2 2016	10	8	2	0	0	0	0	34	54
Jonquière									
Q2 2017	13	14	6	0	0	0	0	18	51
Q2 2016	17	14	0	0	0	0	0	10	41
La Baie									
Q2 2017	14	0	0	0	0	0	16	6	36
Q2 2016	9	2	0	0	0	0	0	0	11
Remainder of the CMA									
Q2 2017	36	8	2	0	0	0	0	8	54
Q2 2016	42	12	4	0	0	0	0	0	58
Saguenay CMA									
Q2 2017	76	32	8	0	0	0	16	75	207
Q2 2016	78	36	6	0	0	0	0	44	164

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Chicoutimi									
Q2 2017	4	0	0	0	0	0	0	0	4
Q2 2016	3	4	0	0	0	4	0	4	15
Jonquière									
Q2 2017	2	8	0	0	0	0	0	19	29
Q2 2016	3	8	0	0	0	0	0	21	32
La Baie									
Q2 2017	5	0	4	0	0	0	0	0	9
Q2 2016	7	2	2	0	0	0	0	86	97
Remainder of the CMA									
Q2 2017	15	0	0	0	0	4	0	15	34
Q2 2016	11	2	4	0	0	0	0	0	17
Saguenay CMA									
Q2 2017	26	8	4	0	0	4	0	34	76
Q2 2016	24	16	6	0	0	4	0	111	161
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q2 2017	0	4	0	0	4	0	n/a	n/a	8
Q2 2016	0	10	0	0	4	5	n/a	n/a	19
Jonquière									
Q2 2017	1	18	0	0	2	5	n/a	n/a	26
Q2 2016	3	12	0	0	0	18	n/a	n/a	33
La Baie									
Q2 2017	0	1	2	0	0	0	n/a	n/a	3
Q2 2016	0	1	4	0	0	0	n/a	n/a	5
Remainder of the CMA									
Q2 2017	2	4	0	0	0	8	n/a	n/a	14
Q2 2016	3	13	0	0	0	16	n/a	n/a	32
Saguenay CMA									
Q2 2017	3	27	2	0	6	13	n/a	n/a	51
Q2 2016	6	36	4	0	4	39	n/a	n/a	89

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Chicoutimi									
Q2 2017	4	1	0	0	0	0	n/a	n/a	5
Q2 2016	4	4	0	0	0	3	n/a	n/a	11
Jonquière									
Q2 2017	3	7	0	0	0	1	n/a	n/a	11
Q2 2016	3	7	0	0	0	0	n/a	n/a	10
La Baie									
Q2 2017	5	0	2	0	0	0	n/a	n/a	7
Q2 2016	13	4	2	0	0	0	n/a	n/a	19
Remainder of the CMA									
Q2 2017	16	4	0	0	0	3	n/a	n/a	23
Q2 2016	24	7	4	0	0	0	n/a	n/a	35
Saguenay CMA									
Q2 2017	28	12	2	0	0	4	n/a	n/a	46
Q2 2016	44	22	6	0	0	3	n/a	n/a	75

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Chicoutimi	12	8	4	10	0	0	15	12	31	30	3.3
Jonquière	10	16	6	16	0	0	22	3	38	35	8.6
La Baie	8	6	0	0	0	0	0	0	8	6	33.3
Remainder of the CMA	30	36	4	10	0	0	6	2	40	48	-16.7
Saguenay CMA	60	66	14	36	0	0	43	17	117	119	-1.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Chicoutimi	14	9	8	10	0	0	15	20	37	39	-5.1
Jonquière	11	18	14	18	0	0	36	16	61	52	17.3
La Baie	11	7	0	2	0	0	6	0	17	9	88.9
Remainder of the CMA	35	41	6	10	0	0	6	4	47	55	-14.5
Saguenay CMA	71	75	28	40	0	0	63	40	162	155	4.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Chicoutimi	0	0	0	0	0	2	15	10
Jonquière	0	0	0	0	4	0	18	3
La Baie	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	2	2	4	0
Saguenay CMA	0	0	0	0	6	4	37	13

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	0	0	0	0	0	2	15	18
Jonquière	0	0	0	0	6	0	30	16
La Baie	0	0	0	0	0	0	6	0
Remainder of the CMA	0	0	0	0	2	4	4	0
Saguenay CMA	0	0	0	0	8	6	55	34

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Chicoutimi	16	20	0	0	15	10	31	30
Jonquière	20	32	0	0	18	3	38	35
La Baie	8	6	0	0	0	0	8	6
Remainder of the CMA	36	48	0	0	4	0	40	48
Saguenay CMA	80	106	0	0	37	13	117	119

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	22	21	0	0	15	18	37	39
Jonquière	31	36	0	0	30	16	61	52
La Baie	11	9	0	0	6	0	17	9
Remainder of the CMA	43	55	0	0	4	0	47	55
Saguenay CMA	107	121	0	0	55	34	162	155

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Chicoutimi	4	3	0	4	0	0	0	8	4	15	-73.3
Jonquière	2	3	8	8	0	0	19	21	29	32	-9.4
La Baie	5	7	0	2	0	0	4	88	9	97	-90.7
Remainder of the CMA	15	11	0	2	0	0	19	4	34	17	100.0
Saguenay CMA	26	24	8	16	0	0	42	121	76	161	-52.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Chicoutimi	6	6	0	4	0	0	0	18	6	28	-78.6
Jonquière	6	7	8	8	0	0	34	28	48	43	11.6
La Baie	17	10	4	2	0	0	4	88	25	100	-75.0
Remainder of the CMA	38	32	4	4	0	0	21	8	63	44	43.2
Saguenay CMA	67	55	16	18	0	0	59	142	142	215	-34.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Chicoutimi	0	0	0	0	0	4	0	4
Jonquière	0	0	0	0	0	0	19	21
La Baie	0	0	0	0	4	2	0	86
Remainder of the CMA	0	0	0	0	4	4	15	0
Saguenay CMA	0	0	0	0	8	10	34	111

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	0	0	0	0	0	6	0	12
Jonquière	0	0	0	0	0	2	34	26
La Baie	0	0	0	0	4	2	0	86
Remainder of the CMA	0	0	0	0	6	6	15	2
Saguenay CMA	0	0	0	0	10	16	49	126

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Chicoutimi	4	7	0	4	0	4	4	15
Jonquière	10	11	0	0	19	21	29	32
La Baie	9	11	0	0	0	86	9	97
Remainder of the CMA	15	17	4	0	15	0	34	17
Saguenay CMA	38	46	4	4	34	111	76	161

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	6	12	0	4	0	12	6	28
Jonquière	14	17	0	0	34	26	48	43
La Baie	25	14	0	0	0	86	25	100
Remainder of the CMA	44	42	4	0	15	2	63	44
Saguenay CMA	89	85	4	4	49	126	142	215

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chicoutimi													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Jonquière													
Q2 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
La Baie													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Remainder of the CMA													
Q2 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saguenay CMA													
Q2 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2017						
Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Chicoutimi	-	-	n/a	-	-	n/a
Jonquière	-	-	n/a	-	-	n/a
La Baie	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Saguenay CMA	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Saguenay

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2017	291	535	1,225	192,705	12.6	184,787	15.8
Q2 2016	331	533	1,262	184,750	11.4	179,532	16.1
% Change	-12.1	0.4	-2.9	4.3	n/a	2.9	n/a
YTD 2017	515	1,113	1,203	189,045	14.0	n/a	n/a
YTD 2016	545	1,124	1,251	183,285	13.8	n/a	n/a
% Change	-5.5	-1.0	-3.9	3.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2017	23	--	138	--	--	--	21.5
Q2 2016	19	--	145	--	--	--	25.4
% Change	21.1	n/a	-4.6	n/a	n/a	n/a	n/a
YTD 2017	43	--	136	158,781	18.9	n/a	n/a
YTD 2016	29	--	140	--	--	n/a	n/a
% Change	48.3	n/a	-3.0	n/a	n/a	n/a	n/a
PLEX*							
Q2 2017	36	91	192	--	16.0	--	18.0
Q2 2016	32	66	177	--	16.6	--	19.6
% Change	12.5	37.9	8.3	n/a	n/a	n/a	n/a
YTD 2017	66	162	177	182,430	16.1	n/a	n/a
YTD 2016	64	155	175	187,460	16.4	n/a	n/a
% Change	3.1	4.5	1.0	-2.7	n/a	n/a	n/a
TOTAL							
Q2 2017	350	670	1,560	190,488	13.4	183,567	16.5
Q2 2016	382	651	1,587	183,592	12.5	179,454	17.0
% Change	-8.4	2.9	-1.7	3.8	n/a	2.3	n/a
YTD 2017	624	1,397	1,519	187,002	14.6	n/a	n/a
YTD 2016	639	1,390	1,568	182,516	14.7	n/a	n/a
% Change	-2.3	0.5	-3.1	2.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Saguenay Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.4	124.6	76.0	7.8	60.9	829
	February	561	3.14	4.64	99.5	125.1	75.7	8.7	61.4	825
	March	561	3.14	4.64	99.6	125.6	74.8	9.2	61.0	826
	April	561	3.14	4.64	99.6	126.0	73.5	9.9	60.4	825
	May	561	3.14	4.64	99.6	126.2	72.4	9.7	59.3	824
	June	561	3.14	4.64	99.6	126.0	71.8	8.9	58.4	822
	July	567	3.14	4.74	99.7	125.6	72.0	7.0	57.3	832
	August	567	3.14	4.74	99.7	125.3	71.8	6.8	57.0	850
	September	561	3.14	4.64	100.0	125.8	73.5	6.6	58.3	851
	October	561	3.14	4.64	100.0	125.9	73.6	7.0	58.6	836
	November	561	3.14	4.64	100.0	125.6	74.0	6.9	58.9	834
	December	561	3.14	4.64	100.0	125.2	72.7	7.3	58.1	843
2017	January	561	3.14	4.64	100.1	126.2	72.9	7.6	58.5	849
	February	561	3.14	4.64	100.3	126.6	74.0	6.9	59.0	846
	March	561	3.14	4.64	100.2	126.7	73.5	6.5	58.3	844
	April	561	3.14	4.64	100.3	127.0	74.4	6.5	59.1	847
	May	561	3.14	4.64	100.4	127.1	75.2	6.8	59.9	847
	June	561	3.14	4.64		126.7	77.0	7.0	61.4	852
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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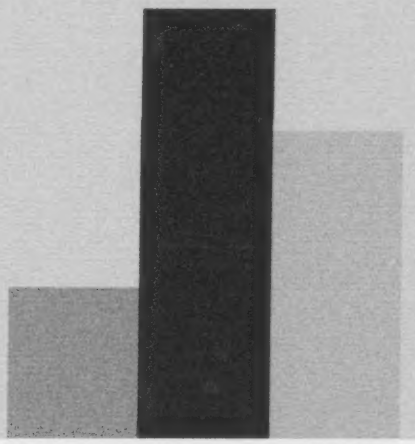

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